

**FINDINGS OF FACT FOR MAEDER ADDITION MINOR SUBDIVISION LOCATED  
AT 3501 VAUGHN ROAD, SITUATED IN SECTION 05, TOWNSHIP 20 NORTH,  
RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA**

- I.** The application requesting preliminary plat approval for Maeder Addition Minor Subdivision was received on August 29, 2018 and was determined to contain all required components sufficient for adequate review on November 16, 2018 and scheduled for a public meeting for the Cascade County Planning Board on December 4, 2018 pursuant to statutory requirements.

Michael Maeder requests preliminary plat approval for the Maeder Addition Minor Subdivision consisting of three lots, the two proposed Light Industrial (I-1) zoned lots will be 10 and 20.75 acres, and the Suburban Residential 2 (SR-2) lot will be 26.91 acres. The total acreage of the project site is 57.65 acres.

**PRIMARY REVIEW CRITERIA**

**Effect on Agriculture**

The proposed subdivision presently consists of one (1) practically undeveloped parcel of land consisting of 57.65 acres that has minor accessory structures and a number of mobile homes undergoing repair. It is currently zoned Suburban Residential 2 (SR-2) and borders Vaughn Road and the on-ramp for Interstate Highway 15. Industrial zoned properties across Vaughn Road, and residential zoned to the south and east before transitioning back into Light Industrial, and a Montana Department of Transportation (MDT) facility to the West along I-15. Subdividing this property would not negatively impact agriculture, due to parcel size, that the property was never put into agricultural production, and lack of prime farmland.

**Effect on Local Services**

The proposed subdivision receives law enforcement services from the Cascade County Sheriff's Department and fire protection from Vaughn Volunteer Fire Department.

The roads surrounding the proposed subdivision are maintained by MDT. The lots will be serviced by an internal cul-de-sac to be named "Independence Way" with an approach from the MDT right-of-way.

Letters requesting comments were sent to the Montana Department of Transportation (MDT) and the Cascade County Road Division. As of writing this report no comments have been received.

**Effects on the Natural Environment**

Subdivision of the site is not expected to create significant surface run-off problems. Roadside ditches/barrow pits are adjacent to the existing roadways, and a storm water detention pond will be constructed on-site.

### **Effect on Wildlife and Wildlife Habitat**

This subdivision is not expected to have an adverse impact to wildlife or wildlife habitat. A letter requesting comments has been submitted to the Department of Fish, Wildlife, and Parks. As of writing this report no comments have been received.

The subdivision will not result in closure of public access to hunting or fishing areas, nor to public lands.

### **Effect on Public Health and Safety**

This subdivision does not appear to be subject to potential natural hazards such as rockslides. Vehicular access to the subdivision will be granted from Vaughn Road and an internal roadway.

## **II. REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATION**

The subdivision meets requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

## **III. COMPLIANCE WITH THE CASCADE COUNTY GROWTH POLICY**

The proposed subdivision is in general compliance with the Cascade County Growth Policy to preserve and enhance the rural, friendly, and independent lifestyle currently enjoyed by Cascade County's citizens, designing subdivisions so as to minimize the risk of fire, promoting adequate ingress and egress, adequate water supply systems, requiring local review of subdivisions to meet DEQ regulations, and by complying with weed management plans. The area is not located in a designated Resource Protection Area, Prohibitive Development Area or Conditional Development Area; therefore those standards are not applicable to the proposed subdivision.

### **SETBACK STANDARDS**

The minimum standards must comply with the Cascade County Zoning Regulations.

### **SLOPE STANDARDS**

Development on slopes exceeding thirty percent is prohibited except where a licensed engineer, with demonstrated experience in the field of slope stabilization certifies that the development will create no slope failure or erosion hazards.

#### OFF-STREET PARKING STANDARD

All parking in the proposed subdivision will be accommodated on the premises and entirely off street.

#### RESIDENTIAL DEVELOPMENT STANDARD

The minimum standards must comply with the Cascade County Zoning Regulations.

#### SOIL EROSION STANDARD

The proposed subdivision should not cause soil erosion or other adverse impacts of runoff on neighboring properties, road, or watercourses.

#### SOILS LIMITATIONS STANDARD

Soils that have moderate or severe limitations for the proposed subdivision will be identified and measures to mitigate such limitations will be implemented.

#### ROAD ACCEPTANCE AND MAINTENANCE POLICY

A waiver of the developer's right to protest an RSID is required by Cascade County to allow the county to impose an RSID on the individual lots of the subdivision for future deterioration and improvements to the roadway if it becomes necessary. A letter has been sent to the County Road Supervisor asking for comments on the proposed subdivision.

Access to the proposed subdivision will be via the Vaughn Road and an internal cul-de-sac to be built and maintained at the developer's expense.

#### FIRE PROTECTION STANDARD

The proposed subdivision receives law enforcement services from the Cascade County Sheriff's Department and fire protection services from the Vaughn Volunteer Fire Department.

#### SCHOOL SYSTEM'S CAPACITY STANDARD

Letters were sent to the Cascade County Superintendent of Schools as well as the Great Falls Superintendent of Schools asking for comments about the proposed subdivision. The School District responded that the development could bring more workers and children to the school systems and that routes may need to change due to the increase in students.

#### **IV. EASEMENT FOR UTILITIES**

The preliminary plat proposes a 60 foot access and utility easement along the cul-de-sac, as well as a 20 foot utility easement along the remaining internal boundary lines.

## **V. LEGAL AND PHYSICAL ACCESS**

Legal and physical access is granted to the site via Vaughn Road, a road maintained by Montana Department of Transportation, and an internal cul-de-sac.

## **VI. OPTIONS AND RECOMMENDATIONS**

In making their recommendations and decisions, the Cascade County Planning Board and the Cascade County Commission shall consider the following:

- A. relevant evidence relating to the public health, safety, and welfare;
- B. the Cascade County Growth Policy; and
- C. the provisions outlined in the Cascade County Subdivision Regulations and the Montana Subdivision and Platting Act.

## **VII. DECISION ALTERNATIVES**

- Approve the proposed subdivision.
- Approve the proposed subdivision with conditions.
- Table the proposed subdivision for further study.
- Deny the proposed subdivision.